



19-20 East Street
Chichester, West Sussex PO19 1HS

TO LET

PRIME CLASS E PREMISES

Sales Area 225.61 sq m (2,428 sq ft)

Key Features:

- Chichester is a busy and attractive Cathedral city
- Prime location on the northern (sunny) side of East Street, which is fully pedestrianised
- Large retail frontage
- First floor storage 1,318 sq ft
- RV reducing from £142,000 (2017) to £89,500 (2023)
- New FRI lease available
- Rent £125,000 pax
- It immediately adjoins Marks & Spencer and Halifax bank. Other occupiers nearby include Pandora, Fat Face, Superdrug and The Ivy





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Location

The cathedral city of Chichester is a prosperous and historic market town located in West Sussex, approximately 68 miles south-west of London, 17 miles east of Portsmouth and 34 miles west of Brighton. It is the only city in West Sussex and is the County Town.

The shop occupies a prime location on the northern (sunny) side of East Street, which is fully pedestrianised. It immediately adjoins Marks & Spencer and Halifax bank. Other occupiers nearby include Pandora, Fat Face, Superdrug and The Ivy.

Accommodation

The property is arranged over ground and first floors within an attractive building having brick elevations under pitched tiled and flat roofs. Both ground and first floors have been extended and the ground floor now extends almost to the rear boundary line of the site. There is a small rear yard with pedestrian fire escape route to the public car park behind.

The ground floor provides open plan sales area whilst the first floor was used for storage, staff office and WC's.

We have been provided with the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Sales Area	2,428	225.61
First Floor	1,318	122.47
Total NIA	3,747	348.08

Net Frontage	7.96 m
Gross Frontage	5.95 m

EPC

We understand the property has an EPC rating of C(53).

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £125,000 per annum exclusive.

Business Rates

Rateable Value (2017): £142,000.

Future Rateable Value (2023): £89,500.

Currently, all occupied retail, hospitality & leisure properties receive a discount of 50% on rates payable until 31st March 2023. Following the Government's latest budget, it has been confirmed that there will be a 75% discount from 1st April 2023 until 31st March 2024.

Subject to annual cash cap of £110,000 per business and qualifying use. Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT

The property is registered for VAT.

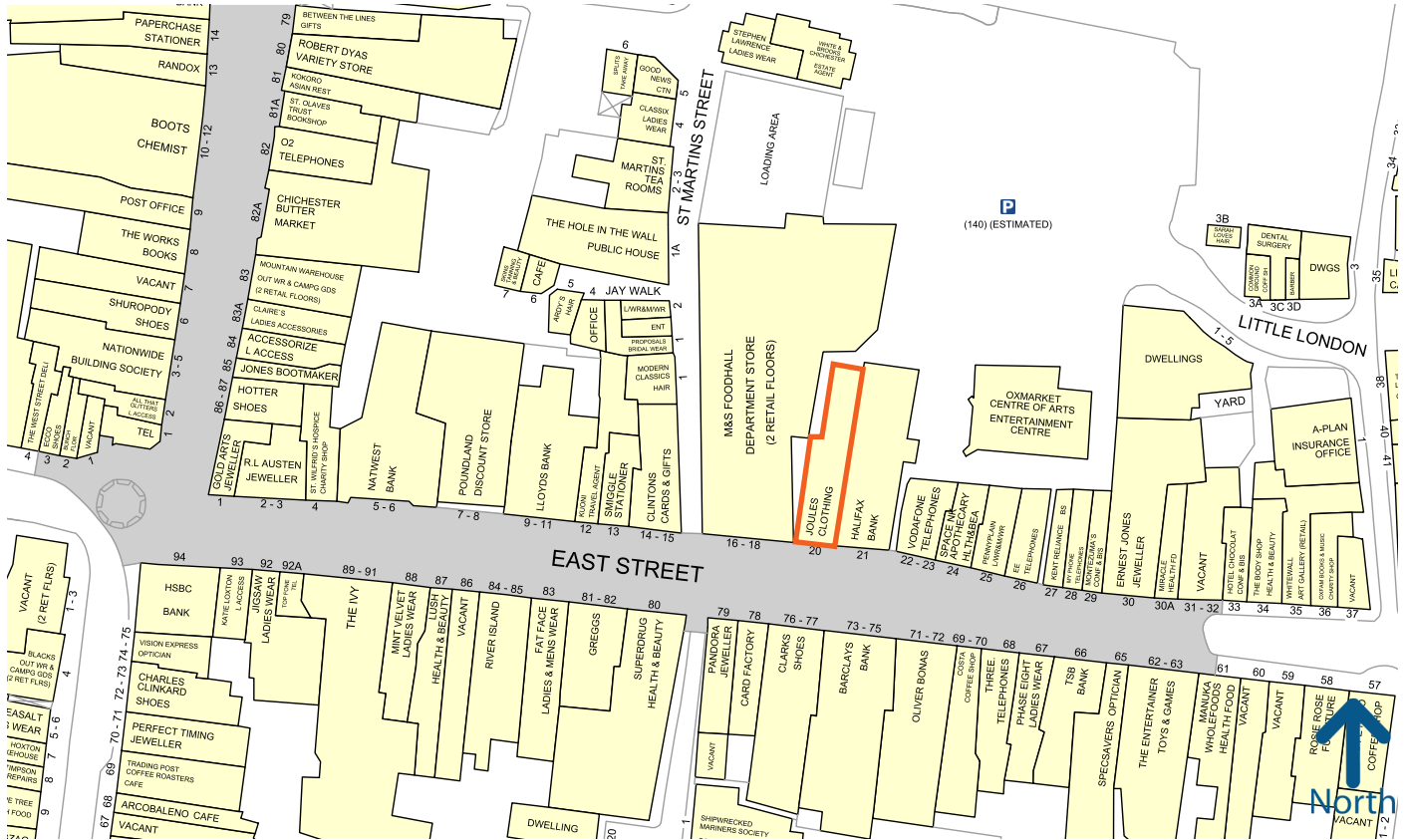
Legal Fees

Each party to bear their own legal costs incurred.



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GOAD Location Plan



For indicative purposes only.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the joint sole agents Flude Property Consultants or Green & Partners:

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Flude
PROPERTY CONSULTANTS



January 2023

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH